

Future Land Use Scenario Development Process (revised 04/01/13)

Land Use Scenario Development Inputs*

Community Trends & Challenges Ahead*

Assessment of Current Public Infrastructure & Facilities*

WSU Survey (infrastructure investment priorities & willingness to pay)*

Return on Investment Principle - Criteria/Measures*

Risk to Community Principle- Criteria/Measures*

Existing Relevant Community Visions*

Relevant Mapped Data Inputs ----->

- Employment concentrations (employees/sq. ft.)
- Property values (assessed valuation/sq. ft.)
- Population concentrations (population/acre)
- Housing density (dwelling units/acre)
- Minority population areas, transit routes
- Existing infrastructure conditions (roads, water, sewer)
- Floodplain, major environmental contamination areas
- Development/redevelopment opportunity areas, school districts
- Vacant new buildable single family lots (by quarter section)

***Plan Steering Committee Discussion & Decision-making Required**

Possible Future Land Use Scenario Concepts*

- **Baseline Trend**

(Utilizing prior growth patterns ... more of same)

- **Modified Baseline Trend**

(Utilizing prior growth adjusted for housing market demand reflecting emerging/growing minority populations)

- **Fiscally Constrained**

(Future urban pattern reflecting constrained or reduced future infrastructure investment)

- **Strategic/Targeted Return on Investment**

(Public investment primarily in targeted future growth areas throughout city based on maximizing ROI of public funds considering: assessed land valuations; existing population/employment concentrations; development/redevelopment opportunity areas; condition of existing public infrastructure; transit routes; etc.)

Preferred Land Use Scenario*

Steering Committee finalizes a preferred future land use scenario (with population and employment growth allocations).*

Community feedback on preferred future land use scenario.*

PSC & Staff develop:
♦ Wichita 2035 Land Use Guide Map
♦ Investment priorities/policies

Community discussion and feedback on scenarios